

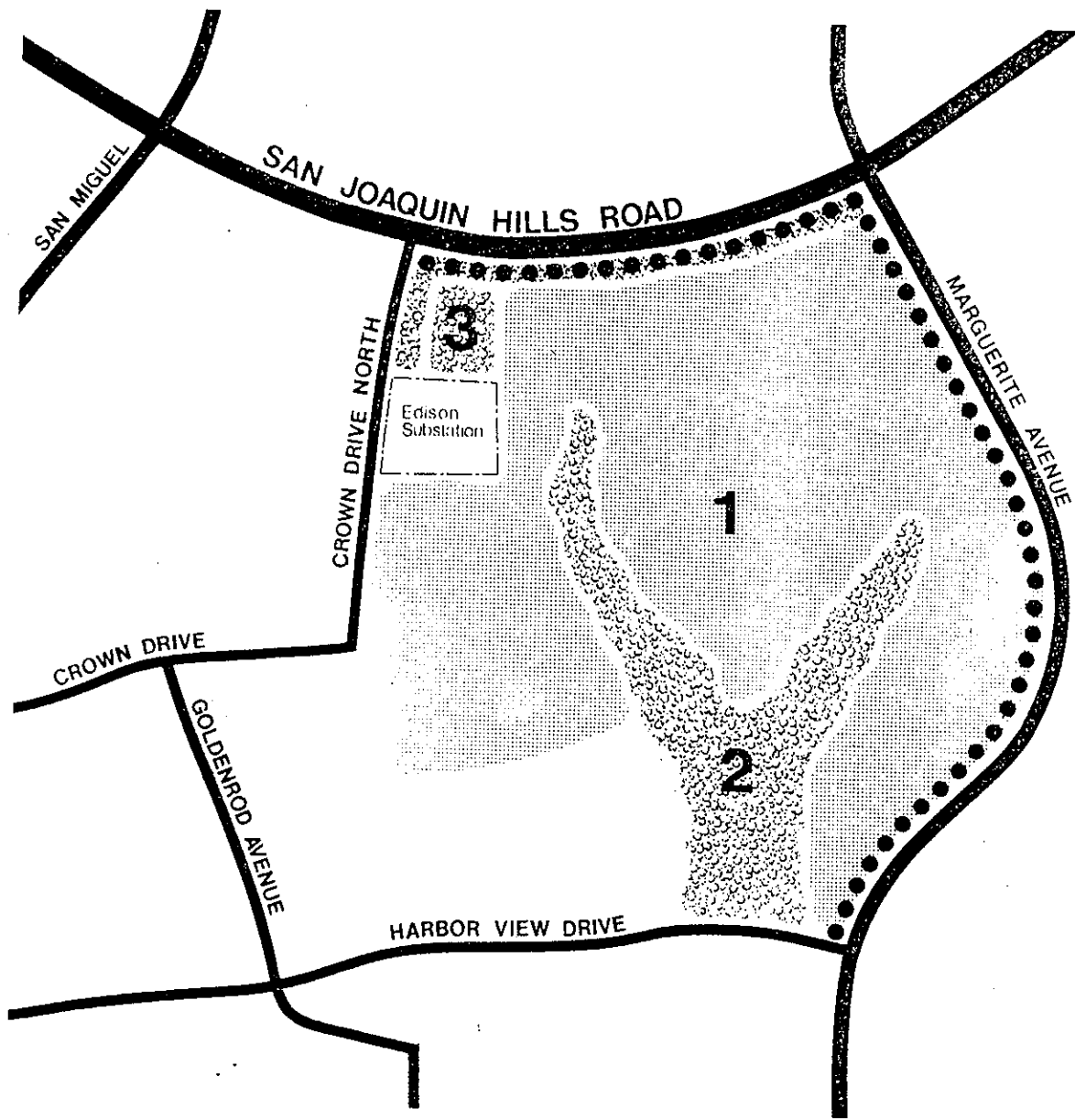
# **JASMINE CREEK**

## **Planned Community District Regulations**




**July 1976**

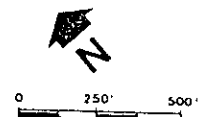
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**LEGEND**

-  LOW MEDIUM DENSITY RESIDENTIAL
-  PUBLIC PARK AND/OR OPEN SPACE
-  PASEO



## **INTRODUCTION**

The Jasmine Creek PC (Planned Community) District for the city of Newport Beach has been developed in accordance with the proposals of the Irvine Ranch Southern Sector General Land Use Plan. The area is considered most appropriate for residential development.

The purpose of this PC (Planned Community) District is to provide a method whereby property may be classified and used for residential development, utilizing a variety of housing types and densities, and other community facilities compatible therewith. The specifications of this district are intended to provide flexibility for both the land use and development standards in planned building groups.

Except as expressly stated within the text of this PC (Planned Community) ordinance, all applicable provisions and requirements of the City of Newport Beach Zoning Code shall apply.

## SECTION I. STATISTICAL ANALYSIS

### JASMINE CREEK RESIDENTIAL

<u>Type</u>	<u>Area</u>	<u>Gross</u> * <u>Acres</u>	<u>DU/AC</u>	<u>DU</u>	<u>Per DU</u>	<u>Population</u>
Low Medium Density	1	<u>79.4</u>	5	<u>397</u>	3.0	<u>1,191</u>
<b>SUB TOTAL</b>		<b>79.4</b>		<b>397</b>		<b>1,191</b>

### SUPPORT FACILITIES

Park	3	4.0
Retention Basin	2	<u>5.4</u>
<b>SUB TOTAL</b>		<b>9.4</b>

<b>GRAND TOTAL</b>	<b>88.8</b>		<b>397</b>		<b>1,191</b>
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NOTE: The dwelling units per acre (DU/AC) and the dwelling unit (DU) totals specified above shall be the control maximums permitted within the Jasmine Creek Planned Community.

\* Gross acres is defined as the total acreage contained in any given area excluding the acreage devoted to major external road right of ways; San Joaquin Hills Road, Crown Drive North, and Marguerite Avenue.

## SECTION II. GENERAL

An estimated maximum population of 1,191 persons is anticipated in the total area. This figure has been used for estimating community facilities.

### Schools

<u>Schools</u>	<u>Students/S.F. Attached D.U.</u>	<u>D.U.</u>	<u>Students</u>
Elementary School (K-6)	.22	397	86
Intermediate School (7-8)	.11	397	50
High School (9-12)	.30	397	<u>116</u>
			252

These student generation figures are those experienced by the Newport-Mesa Unified School District in the Bluffs portion of the East Bluff community, a development similar to that proposed in the Jasmine Creek P.C.

It is anticipated these school children will be accommodated by Harbor View Elementary School, Lincoln Junior High School, and Corona del Mar Senior High School respectively.

### Recreation

A minimum of two (2) acres of private recreation facilities, including one or more of the following: swimming pool, recreation building, tot lot, tennis courts, play area will be developed as a part of this planned community. The specific design and arrangement of these facilities will be determined when development plans are submitted to the City and said design and arrangement will be subject to the review and approval of the director of Parks, Beaches, and Recreation.

A four (4) acre public park is proposed in the design of the Jasmine Creek Planned Community. This park will be designed and constructed by the city of Newport Beach.

The proposed paseo along San Joaquin Road and Marguerite Avenue relate to and will be a continuation of the evolving paseo system in the Spyglass Hill area and the Harbor View Homes (Bren) area. The precise design of said paseo will be determined when development plans are submitted to the City and said design will be subject to the review and approval of the director of Parks, Beaches, and Recreation.

### Development Concept

It is the intent of the Irvine Company that the development of the Jasmine Creek area will follow the concept of a green belt community. Wherever geologically and economically feasible, the natural topography shall be recognized, either by the maintenance of areas in as natural a condition as possible, or through the creation of new conditions which consider such amenities as view and open space.

### Uniform Building Code

No portion of this text withstanding, all construction within this P.C. shall comply with the regulations of the Uniform Building Code as adopted by the city of Newport Beach.

### SECTION III. DEFINITIONS

The following definitions refer to the permitted uses described in the Development Standards contained in this ordinance.

1. Cluster Development

A combination or arrangement of attached or detached dwellings and their accessory structures on contiguous or related building sites where the yards and open spaces are combined into more desirable arrangements of open space and where the individual sites may have less area than the required average for the district but the density of the overall development meets the required standard.

2. Conventional Subdivision on a Planned Community Concept

A conventional subdivision of detached dwellings and their accessory structures on individual lots where the lot size may be less than the required average for the district but where the density for the entire subdivision meets the required standards and where open space areas are provided for the enhancement and utilization of the overall development.



## **SECTION IV. LOW MEDIUM DENSITY RESIDENTIAL AREA 1**

### **A. Uses Permitted**

1. Single family dwellings, attached and detached.
2. Conventional subdivisions on a Planned Community concept.
3. Cluster unit developments, as defined in Section III, Definitions.
4. Community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking, and bicycle trails and related facilities of a non-commercial nature, subject to the requirements of Section V of this ordinance.
5. Schools and establishments for the care of pre-school children subject to the requirements of Section V of this ordinance.
6. Fire stations subject to the requirements of Section V of this ordinance.
7. Accessory buildings, structures and uses where related and incidental to a permitted use.
8. One (1) on site, unlighted sign not exceeding two (2) square feet in area to advertise the lease, rental or sale of the property upon which it is located. Such sign may show only the name, address and telephone number of the owner, but shall not show the name, address, telephone number or any other description or identification of any other person, firm or corporation other than the owner of said property.
9. Future facility signs, identifying facilities planned as a part of the planned community which are to be constructed in the immediate future, subject to the design criteria contained in Section VI of this ordinance.

### **B. Minimum Lot Area**

#### **1. CLUSTER OR ATTACHED UNITS**

To determine density, a minimum lot area of 2,400 square feet as shall be provided for each dwelling unit developed under the cluster or attached unit concept. However, an average area per dwelling of 4,000 square feet shall be provided. For the purpose of this ordinance, average area per dwelling shall mean the average of all developed areas (to include private parks, recreational and permanent open space), exclusive of areas designated as streets divided by the total number of dwelling units.

2. CONVENTIONAL SUBDIVISIONS UNDER A PLANNED COMMUNITY CONCEPT

To determine density, a minimum lot area of 5,000 square feet shall be provided for each dwelling unit developed under the Planned Community concept. However, an average area per dwelling of 7,000 square feet shall be provided. For the purpose of this ordinance, average area per dwelling shall mean the average of all developed areas (to include private parks, recreational and permanent open space) exclusive of areas designated as streets divided by the total numbers of dwelling units.

C. Building Height

Maximum height for all buildings shall be thirty-five (35) feet or two (2) stories. Building height shall also be limited by provisions of the Newport Beach Building Code.

D. Setback from Streets

The following minimum setbacks shall apply to all structures (not to include garden walls or fences) abutting streets. Said setbacks shall be measured from the back of sidewalk or back of lot if there is no sidewalk.

However, the director of Community Development may, upon submittal of a tentative subdivision map, review said map in view of setbacks listed in this ordinance and/or sound planning principles and shall either approve, modify, disapprove the setbacks shown, or refer the matter to the Planning Commission for a determination. In the case of modification or disapproval, the applicant may appeal to the Planning Commission for further consideration.

<u>Street Designation</u>	<u>Setbacks from the back of sidewalk or back of curb where there is no sidewalk</u>
Arterial	20'
Collector	20'
Local Street	10'

Garage and carports shall conform to the building setback requirements above except that when the garage or carport faces the access street, a setback of five (5) feet may be permitted. However, if said appurtenances are to be set back a distance exceeding the allowed five (5) feet, a minimum setback of twenty (20) feet must be provided.

E. Setbacks from Other Property Lines

All setbacks listed under this section refer to all property lines not affected by the requirements of Section D above. The minimum setback shall be:

Rear or Front Yard

Fifteen (15) feet. However, the director of Community Development may, upon submittal of a tentative subdivision map, review said map in view of setbacks listed in this ordinance and/or sound planning principles and shall either approve, modify, disapprove the setbacks shown, or refer the matter to the Planning Commission for a determination. In the case of modification or disapproval, the applicant may appeal to the Planning Commission for further consideration.

Side Yard

Five (5) feet, provided that a minimum of ten (10) feet is provided between a structure on the immediately adjacent lot.

The above standards shall be required unless one of the following conditions prevails:

- a. Structures which abut a plaza, park, mall or other permanent open green space may abut the common property line and have openings onto same, provided the open spaces are not publicly owned.
- b. Where there are no openings on a given side, that side may be placed on the property line and may abut a structure on an adjoining lot.
- c. An attached or detached garage or carport may abut a side property line or another structure, provided no openings are located on the abutting surfaces.

Dwellings may orient toward the streetside property line or the opposite property line in order to take advantage of view conditions.

F. Lot Area Coverage

For aggregate building coverage, the maximum shall be one hundred (100) percent of any lot, less the required setbacks. For the purpose of this ordinance, coverage shall include all areas under roof but shall not include trellis areas.

G. Fences, Hedges and Walls

Fences shall be limited to a maximum height of eight (8) feet. Said fences are allowed in all setback areas, except for the area within ten (10) feet of the front property line, where they shall be limited to three (3) feet. Wing walls, where an extension of a residential or accessory structure, may be eight (8) feet in height. At street intersections, no such appurtenance shall exceed thirty (30) inches in height above street pavement grade within the triangle bounded by the right-of-way lines and a connecting line drawn between points thirty (30) feet distant from the intersection of the right-of-way lines prolonged.

H. Trellis

Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling and may also extend from the dwelling to within three (3) feet of the side or rear property line. In side yards, the maximum height shall be eight (8) feet. These areas shall not be considered in calculating lot area coverage, however, trellis areas shall not exceed fifty (50) percent of the remaining open space of a developed lot.

Trellis and beam construction shall be so designed as to provide a minimum of fifty (50) percent of the total trellis area as open space for the penetration of light to areas which it covers.

I. Parking

Parking for residential uses in Area 1 shall be in the form of not less than two (2) garage spaces per family unit. In addition, cluster, attached unit, and planned community concept developments shall provide one (1) additional space per unit for guest parking. This requirement shall be in addition to parking provided on adjacent local streets.

J. Architectural Features

Architectural features, limited to cornices or eaves, may extend two and one-half (2 1/2) feet into any front, side or rear yard setback.

## **SECTION V. COMMUNITY FACILITIES, ALL AREAS**

### **A. Uses Permitted**

The following uses shall be allowed in all land use districts:

1. Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
2. Schools and establishments for the care of pre-school children subject to a use permit.
3. Fire stations.
4. Accessory buildings, structures and uses related and incidental to a permitted use.
5. Signs identifying or giving directions to permitted uses and facilities or identifying sites of future uses and facilities. No sign shall exceed thirty-five (35) square feet in area.

### **B. Building Height**

Thirty-five (35) feet.

### **C. Building Setbacks**

Twenty-five (25) feet from all residential property lines and ten (10) feet from any streetside property line. No building structure on an adjacent site than a distance equal to twice the height of the non-residential building. The height of the non-residential site shall apply. Any structure which abuts upon a plaza, park, mall, greenbelt or other permanent open space may abut the common property line.

### **D. Off-Street Parking**

The requirements of the City of Newport Beach Zoning Code, as related to individually listed uses, shall apply.

## **SECTION VI. SIGNS**

The following material represents the sign program for the Irvine Company. It is the product of extensive technical research encompassing the psychological and physical characteristics of the visual communicative arts. It is an endeavor to both identify and provide for the primary functions of any sign program; that of product identification; providing data about the product; and informing prospective buyers how and where to purchase that product.

The manual is not intended as a substitute for detailed engineering knowledge, experience, or judgment. It is intended to provide a quick and graphic representation to those signs to be allowed on Irvine property and under what conditions said signs shall be allowed. It includes such pertinent data as justification for a particular sign, where the sign may be located, how long it may be erected, and fabrication specifications.

It is intended that the following sign criteria be officially adopted or utilized as a policy guideline regulating signs on a uniform basis for all company properties.

Sign type numbers 2, 3 and 4 shall be subject to a conditional use permit. Sign type numbers 5, 6, 7 and 8 shall be subject to the approval of the director of Community Development.